

businesses, and similar conflicting uses to be constructed on or near the site, the industrialist is almost guaranteed of an area free from nonconforming uses. This will allow him to expand his plant and not to worry about other uses infringing on his ability to do so.

Now that we have the above criteria in mind let us examine the sites shown on the Development Plan. The first of these sites includes a large tract located in the Somerset Area. A portion of this parcel is owned by the Roxboro Development Corporation, their land being known as the Roxboro Industrial Park. As is shown on the Development Plan the tract is bordered by U.S. 401 and N.C. 157. Internal access is provided by a newly constructed road not shown on the plan. The site is over 400 acres in size, allowing ample room for expansion of plants which would locate there. About 90% of the area is vacant, the remainder being composed of farm houses. Plans are now in the final stages for the construction of a sewage pumping station (to be located in the extreme southern portion of Somerset) and a force-main sewer line which would connect into the city system at the city limits and U. S. 501 south. The pumping station and connecting line should be completed by early 1965. Water and electrical facilities are readily available. Slopes within the area are gentle to gently rolling and present no grading problems. The topography is predominantly of the Piedmont type. As of August 1962 the area was zoned for industrial uses only.

Based on the above physical considerations, we can see that this tract is well suited for industrial use. Of course, there are other considerations which an industrialist must take into consideration. Before choosing a new location he should recognize the factors of labor supply and proximity of the market for his product. These are factors which are